

BRUSH PRAIRIE DEVELOPMENT - SARKINEN

BRUSH PRAIRIE, WASHINGTON

SHEET INDEX

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PROPERTY DATA	
PARCEL NUMBER(S)	197006000
LOCATION / ADDRESS	15805 NE CAPLES RD#104, BRUSH PRAIRIE, WA 98606
AREA	2.1 ACRES
ZONING	RURAL COMMERCIAL (CR-2)
CITY LIMITS / UGA	PARCEL IS WITHIN CLARK COUNTY GROWTH AREA.
WATER DISTRICT	CLARK PUBLIC UTILITIES
SEWER DISTRICT	RURAL/RESOURCE
FIRE DISTRICT	FIRE DISTRICT 3

GENERAL ABBREVIATIONS

ABD APPROVED BACKFLOW DEVICE

(E)	EXISTING
C	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
CNS	COMPACTED NATIVE SOIL
CO	CLEAN OUT
CR	CURB RETURN
D	DIRT / DRAINAGE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	NATURAL GAS (LOW PRESSURE)
GB	GRADE BREAK
HP	HIGH POINT
LF	LINEAR FOOT
LP	LOW POINT
MG	NATURAL GAS (MEDIUM PRESSURE)
MG	MATCH EXISTING GRADE
MH	MANHOLE
NS	NATIVE SOIL
NTS	NOT TO SCALE
P	PAVEMENT
PC	POINT OF CURVATURE
POC	POINT OF CONNECTION
POS	POINT OF SERVICE
PP	POWER POLE
PT	POINT OF TANGENCY
R	RADIUS
ROW	RIGHT OF WAY
S	SLOPE / SANITARY
SAN	SEWER SEWER
SSMH	SANITARY MANHOLE
STA	STATION
STM	STORM DRAIN
STMH	STORM MANHOLE
TBD	TO BE DETERMINED
TBL	TO BE RELOCATED BY RESPECTIVE UTILITY
TBR	TO BE REMOVED BY CONTRACTOR
TC	TOP OF CURB
TOE	TOE OF BANK
TOP	TOP OF BANK
TP	TELEPHONE POLE
U	UNDERGROUND
VIP	VERIFY IN FIELD PRIOR TO CONSTRUCTION
W	WATER MAIN

PROPOSAL

THE PROJECT CONSISTS OF CONSTRUCTION OF TWO BUILDINGS AND CONSTRUCTION OF ASSOCIATED SITE INFRASTRUCTURE. THE NEW BUILDINGS WILL BE SIMILAR TO AN EXISTING BUILDING AND WILL BE USED FOR CONTRACTOR'S OFFICE AND STORABLE BUILDING.

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VERTICAL DATUM

NGVD 29

DEPARTMENT OF ECOLOGY STANDARD NOTES FOR

EROSION CONTROL PLAN

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATIONS OF THESE ESC PLANS AND THE CONSTRUCTIONS, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR. UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEMS, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

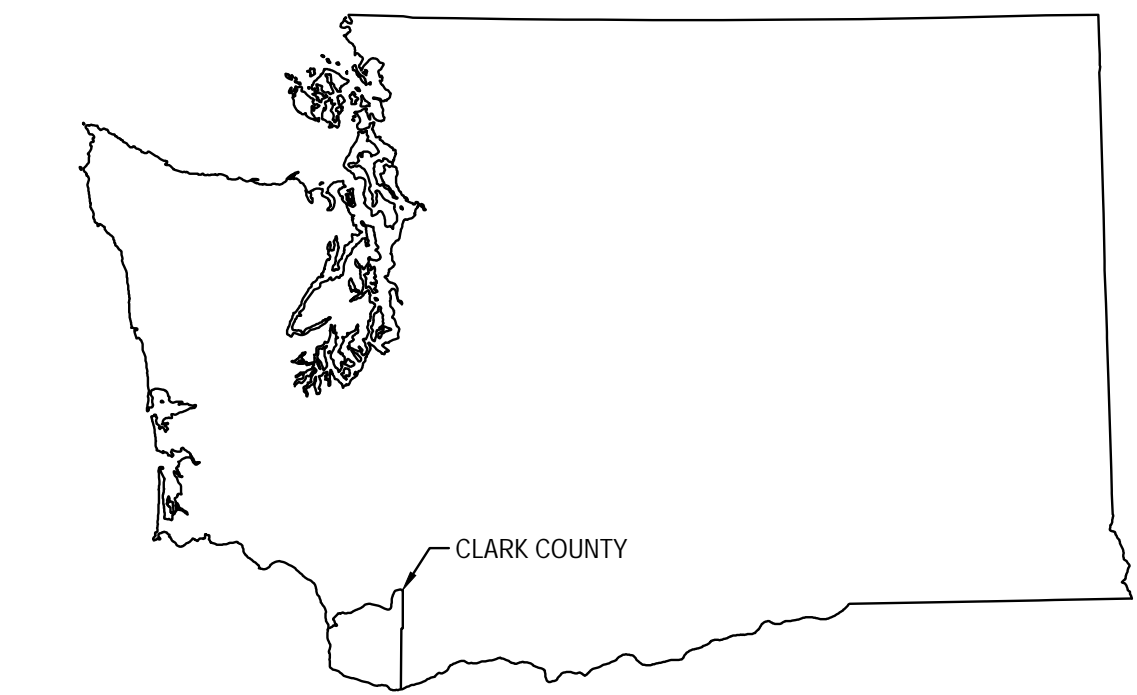
RECOMMENDED / BEST PRACTICE CONSTRUCTION

SEQUENCE FOR EROSION CONTROL

- PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS
- POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH THE NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- INSTALL TREE PROTECTION FENCING.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- CONSTRUCT SEDIMENT POND(S) AND TRAP(S).
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPT DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON AND MANUFACTURER'S RECOMMENDATIONS
- RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURE OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF VANCOUVER EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

GENERAL NOTES

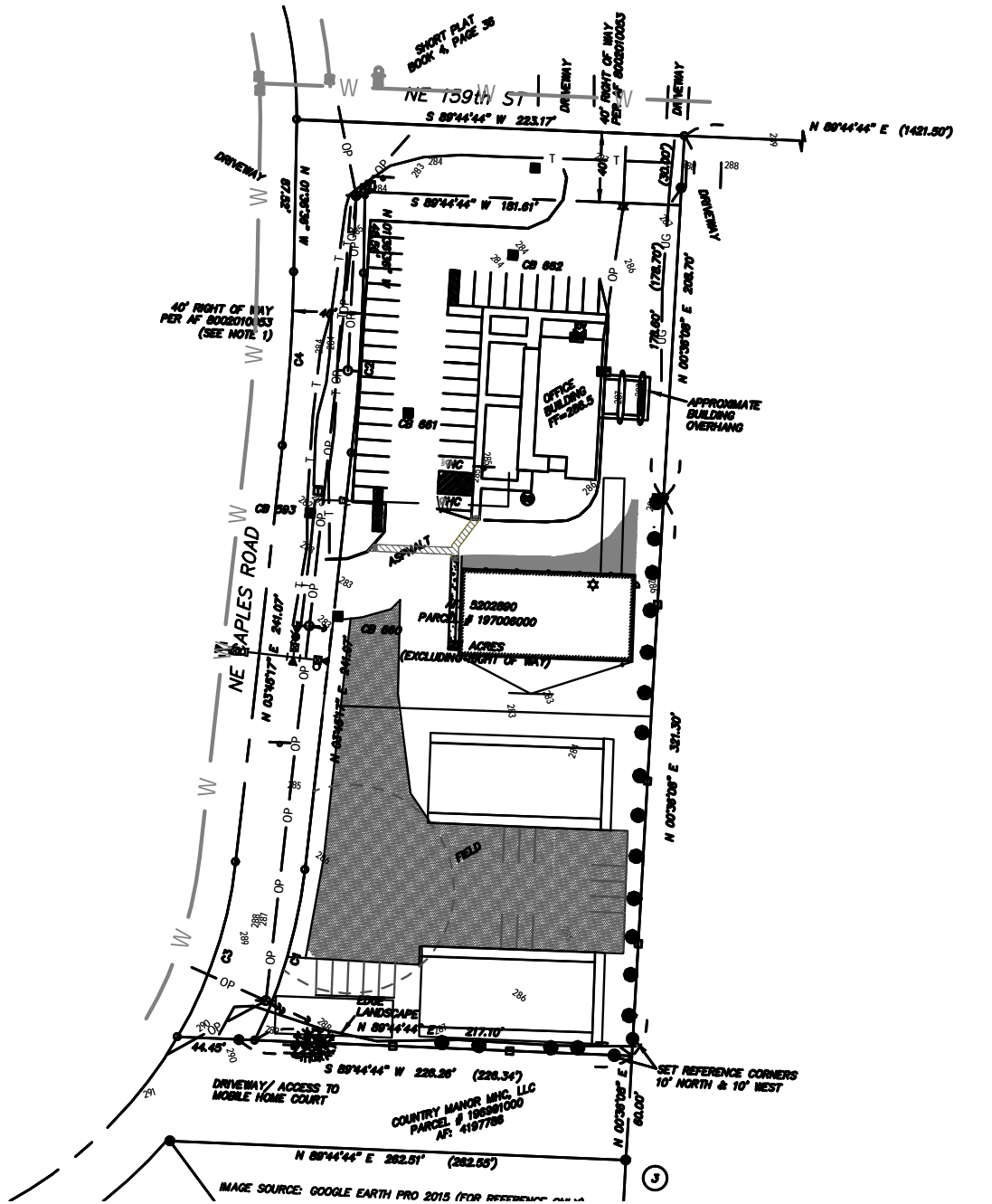
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 (UTILITY NOTIFICATION CENTER) FOR LOCATION MARKING OF EXISTING UTILITIES.
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF CLARK COUNTY AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY WSDOT/APWA.
- IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
- ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER OR ENGINEER.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION NOT SPECIFICALLY SHOWN ON THE PLANS. PLANS FOR STRUCTURES SUCH AS BRIDGES, BUILDINGS, TANKS, VAULTS, ROCKERIES, AND RETAINING WALLS MAY REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS AND PERMITS NECESSARY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION. NO MATERIAL IS TO BE DISCHARGED TO OR DEPOSITED IN STORMWATER SYSTEMS THAT MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED PUBLIC RIGHT-OF-WAY WORK PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
- ANY PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE COUNTY STANDARDS AND PRACTICES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
- ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION
- ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SANITARY SEWER, STORM WATER FACILITIES, AND EROSION CONTROL SHALL CONFORM
 - STORM PER CLARK COUNTY CODE CHAPTER 40.386
 - SWHD
 - WATER PER CLARK PUBLIC UTILITIES
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATED AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROVIDE PROTECTION FOR ALL UTILITIES AND STRUCTURES OVERHEAD UTILITIES ARE NOT SHOWN.
- EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR OR BY THE UTILITY.
- WHERE THE CONTRACTOR MUST RELOCATE WATER AND GAS UTILITIES, SHUTDOWN SHALL ONLY BE ACCOMPLISHED BY THE UTILITY PURVEYOR.
- ALL OPEN TRENCHES THAT IMPACT PUBLIC ACCESS OR OTHER PROJECT WORK ACCESS OUTSIDE OF THIS PROJECT SITE, MUST BE STEEL PLATED OR BACKFILLED AND PAVED WITH AT LEAST 2" OF COLD MIX TO ADJACENT EXISTING GRADE AT THE END OF EACH WORKDAY.
- NOTIFY ADJACENT RESIDENCES AT LEAST ONE DAY PRIOR TO COMMENCING WORK ADJACENT TO THEIR RESIDENCES.
- SAWCUT ALL PAVEMENT JOIN LINES. WHERE THERE IS A PREVIOUS PAVING EDGE OR CRACK WITHIN 5' OF THE SAWCUT EDGE, REMOVE THE PAVEMENT TO THE PREVIOUS PAVING EDGE.
- COMPLY WITH WASHINGTON REQUIREMENTS FOR TRENCH SAFETY.
- REPLACE ALL SURVEY MONUMENTS THAT ARE DESTROYED BY THE CONSTRUCTION.
- ALL WATER PIPING SHALL BE CONSTRUCTED WITH 3" MINIMUM COVER, 1" VERTICAL SEPARATION BETWEEN UTILITIES, AND A MINIMUM OF 10' HORIZONTAL SEPARATION AND 18" ABOVE SEWER LINES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE PAVEMENT AND LANDSCAPING DISTURBED BY THE CONSTRUCTION TO THE PREVIOUSLY UNDISTURBED CONDITION.
- CONTRACTOR TO DISPOSE OF TREES, SHRUBS, SOD AND OTHER DEBRIS IN A PROPER MANNER OF THE CONTRACTOR'S CHOOSING.



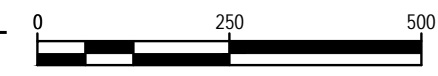
WASHINGTON STATE NTS



VICINITY MAP NTS



PLAN: OVERALL DEVELOPMENT



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
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VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:



LINE IS 1" ON FULL
SCALE DRAWING

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SARKINEN BRUSH PRAIRIE DEVELOPMENT
VANCOUVER, WA

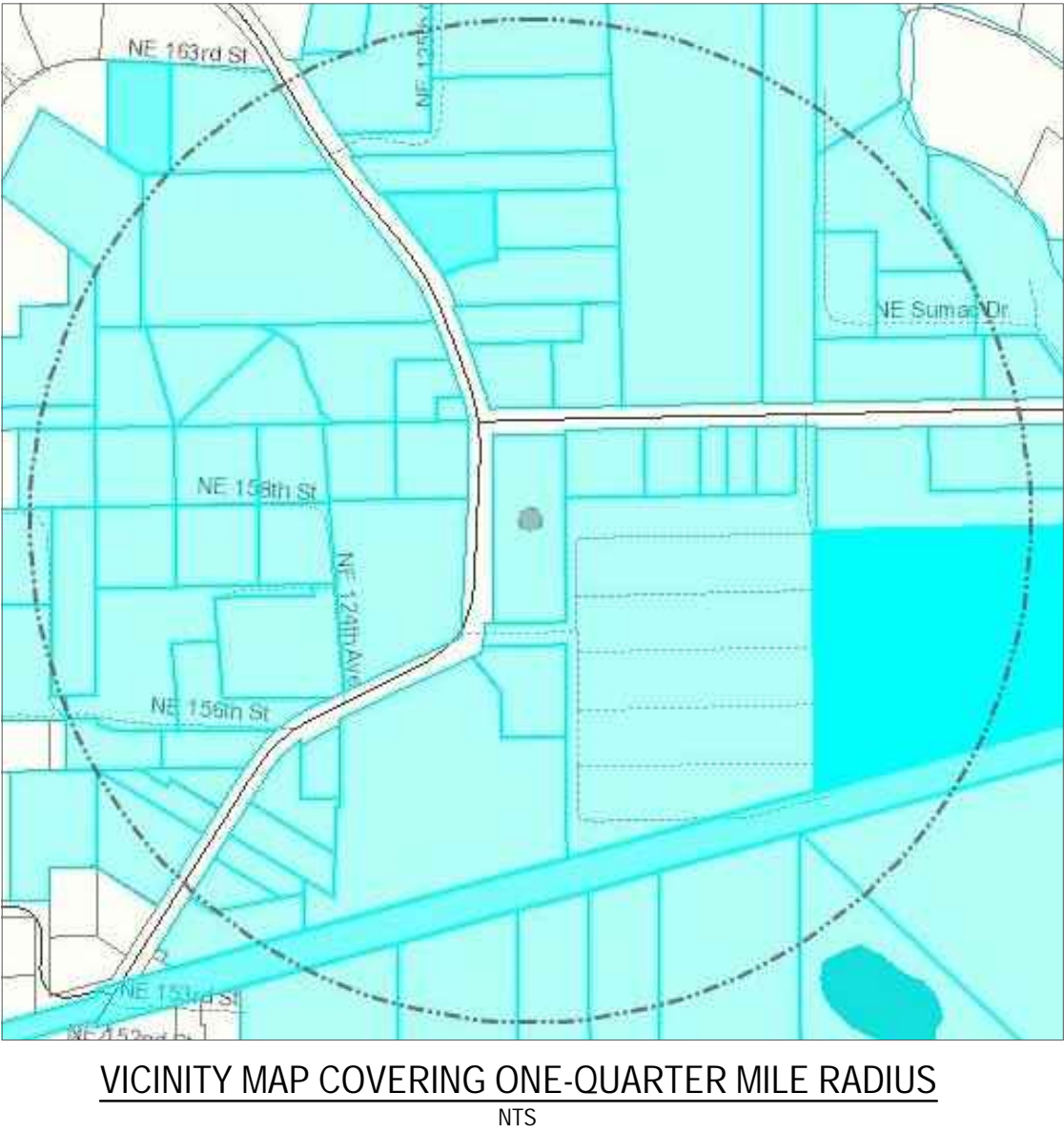
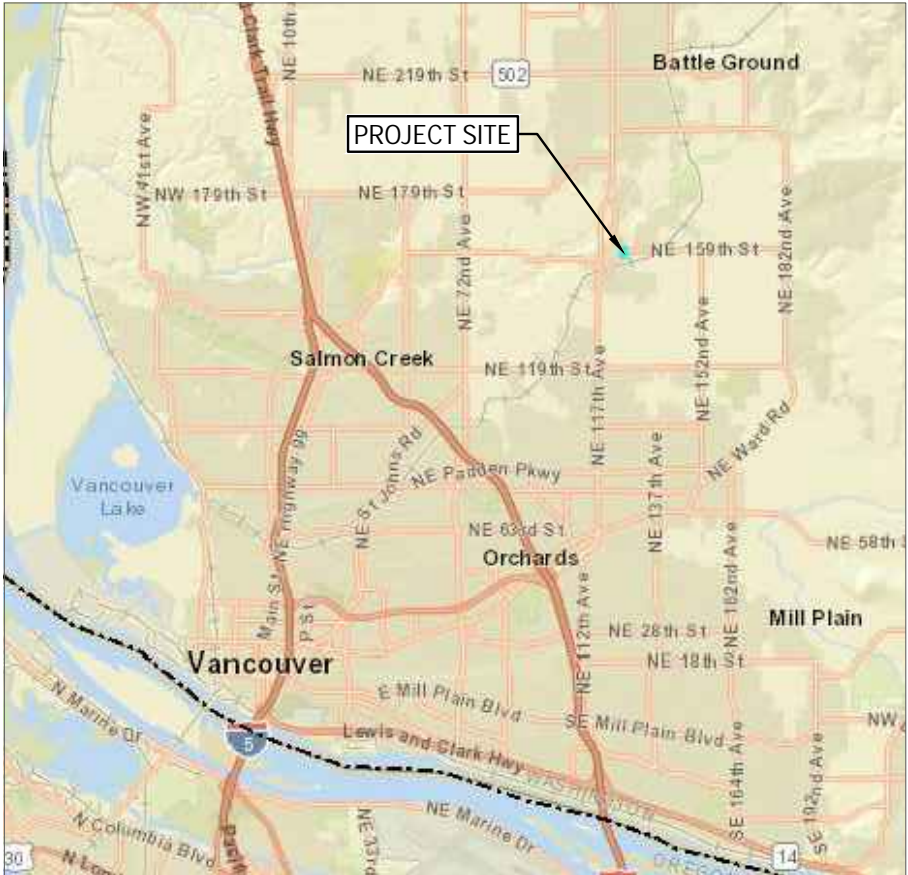
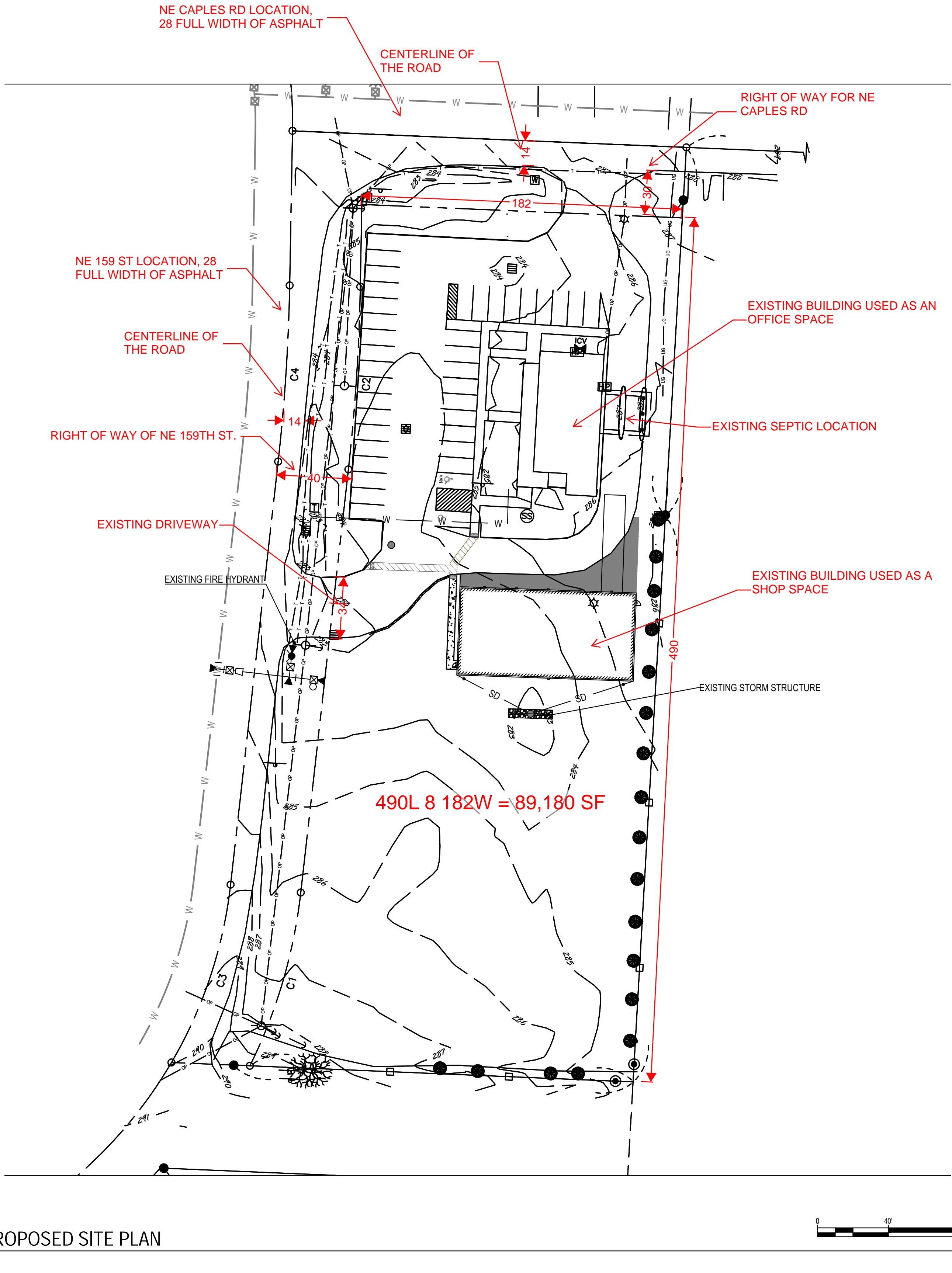
SHORT PLAT AND SITE PLAN

Issue Date: 2022-02-03

Project Manager TT
Drawn by MJA
Checked by CM

Cover Sheet

C000



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811
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Revisions:

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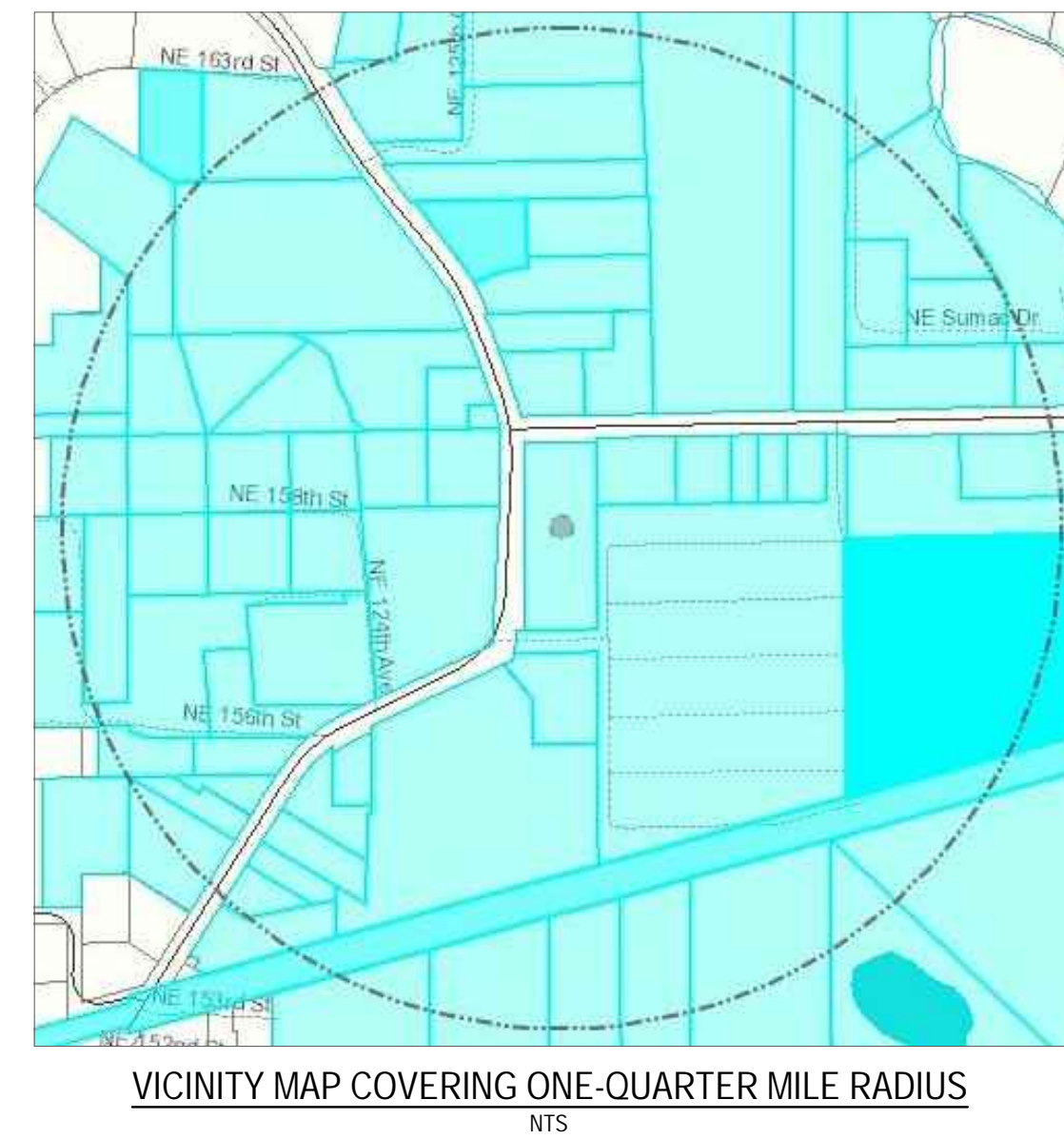
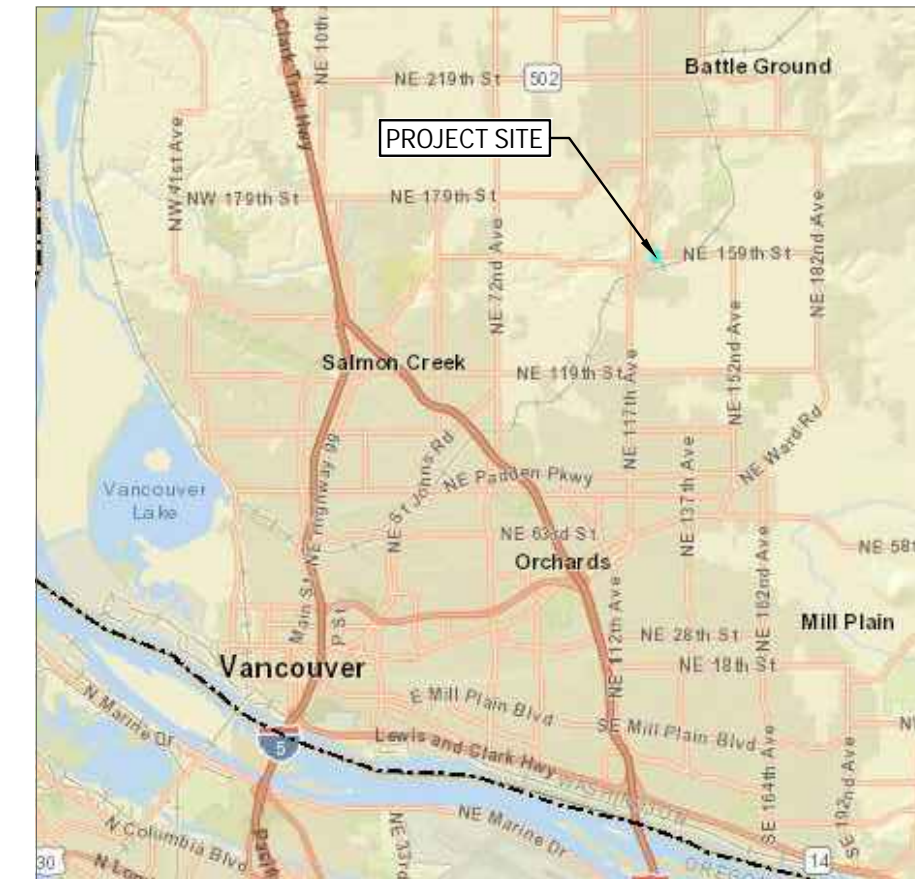
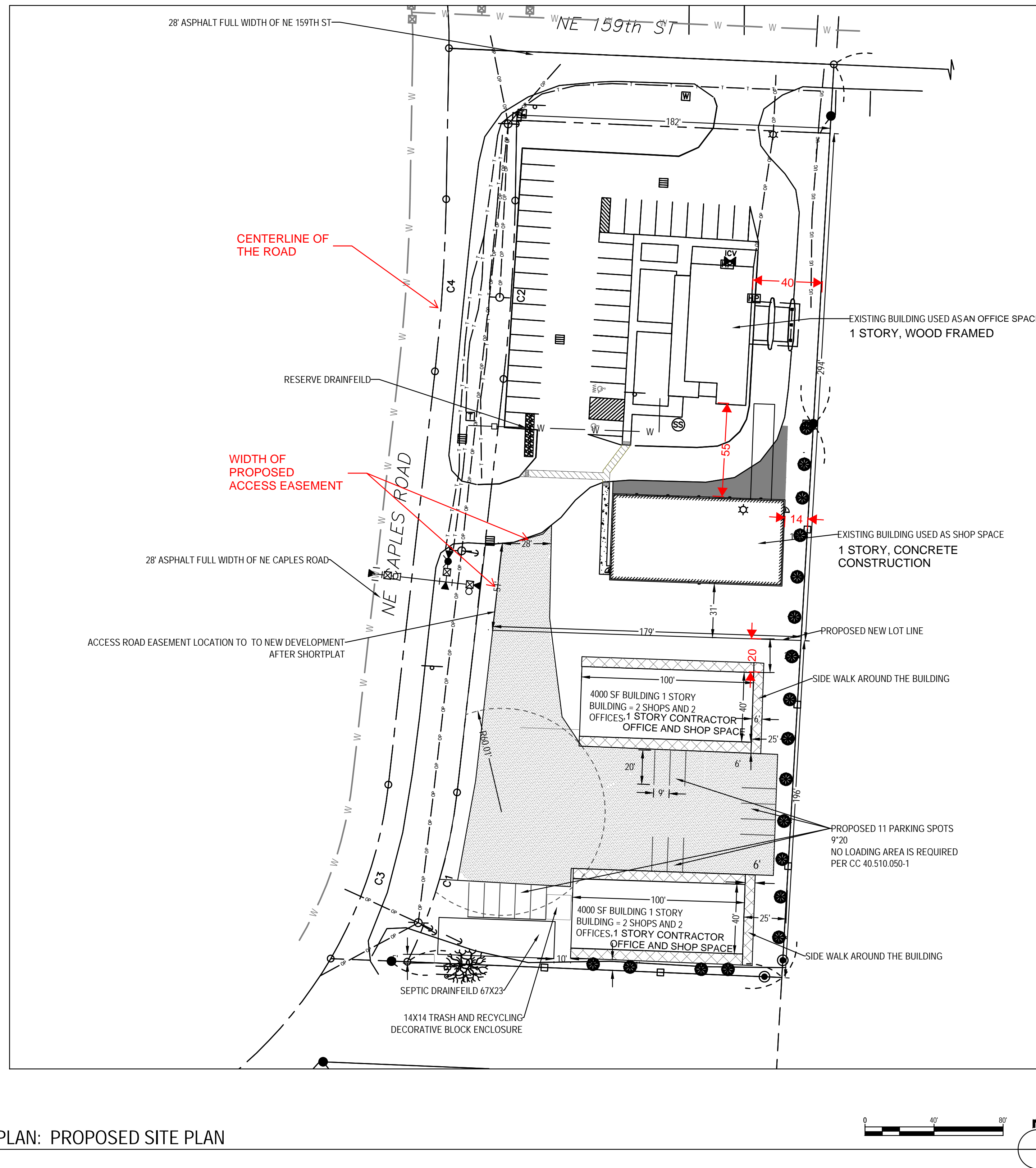
SHORT PLAT AND SITE PLAN
Issue Date: 2022-02-03

Project Manager TT
Drawn by MJA
Checked by CM

EXISTING CONDITION

C002

ISSUED FOR SITE PLAN REVIEW / ENGINEERING APPROVAL ONLY



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Proposed Plan

C003